



APPLICATION OVERVIEW

CONDITIONAL USE REVIEW (§ 5.4) & SITE PLAN REVIEW (§ 5.3)

DRB DOCKET #:	DRB-19-11
APPLICANT(S):	Scott & Amelia Tower
CONSULTANT(S):	Robert Linde
PROPERTY ADDRESS (PARCEL ID CODE):	73 River Road (RV073)
ZONING DISTRICT(S):	Rural Residential and Water Conservation
INITIAL FILING DATE:	August 16, 2019
APPLICATION COMPLETION DATE:	September 12, 2019
SCHEDULED HEARING DATE:	October 7, 2019

PROJECT DESCRIPTION:

The Applicants are seeking approval for a deck addition, which is within the property's setback.

MOST RELEVANT ULUDR SECTIONS:

§ 5.3 (Site Plan Review); § 5.4 (Conditional Use Review; and § 5.5 (Waivers & Variances)

REASON FOR CONDITIONAL USE REVIEW:

The construction of a structure within the property's setback requirements necessitates either a dimensional waiver (§ 5.5.B) or a variance (§ 5.5.C). See Exhibit K for a depiction of the proposed structure within the setback requirements.

APPLICABILITY OF ROAD ORDINANCE:

The 2015 Road Ordinance, as amended December 18, 2018 **DOES NOT APPLY**.

STATE PERMIT INFORMATION:

- State permitting does not appear to be required.

COMMENTS/NOTABLE ISSUES:

- The Board should evaluate if reasonable alternatives exist (§§ 3.8 & 5.5.B.4.a).
 - The Applicants are not in conformance with the current bylaws in effect (§ 5.4.B.4), as the deck addition has already been constructed.
 - The variance regulations do not appear to apply; however, should they need to, the variance criteria under Section 5.5.C shall be applied.
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